



- KEYED NOTES:**
- ① NEIGHBORHOOD PROJECT LOCATED WITHIN UNITS 12, 15 AND 23 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
- ② NEIGHBORHOOD NEIGHBORHOODS WITHIN UNITS 13, 14, 15, 16, 18, 20, 21 AND 22 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN, BASED ON THE PROPOSED DOWNSIDE PARKLAND DEDICATION AGREEMENTS.
- ③ UNITS ARE AS FOLLOWS:
- UNIT 13 - 2.0 ACRES
UNIT 14 - 2.0 ACRES
UNIT 15 - 2.2 ACRES
UNIT 16 - 2.1 ACRES
UNIT 18 - 2.4 ACRES
UNIT 20 - 2.0 ACRES
UNIT 21 - 1.0 ACRES
UNIT 22 - 3.4 ACRES
- ④ A NEIGHBORHOOD PARK FOR THESE UNITS IS PROVIDED IN ANCHUTZ CENTER UNIT 24.
- ⑤ A NEIGHBORHOOD PARK FOR THESE UNITS IS PROVIDED IN ANCHUTZ CENTER UNIT 24.

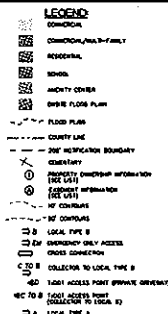
LAND USE AND DENSITY TABLE						
TYPE	LAND USE	ACRES	1000 PLUM	ACREAGE	# OF	DENSITY
		(1000)	(1000)	(1000)	(1000)	(1000)
1	INDUSTRIAL	11.0	1.0	1.0	1	1.0
2	INDUSTRIAL	11.0	1.0	1.0	1	1.0
3	INDUSTRIAL	11.0	1.0	1.0	1	1.0
4	INDUSTRIAL	11.0	1.0	1.0	1	1.0
5	INDUSTRIAL	11.0	1.0	1.0	1	1.0
6	INDUSTRIAL	11.0	1.0	1.0	1	1.0
7	INDUSTRIAL	11.0	1.0	1.0	1	1.0
8	INDUSTRIAL	11.0	1.0	1.0	1	1.0
9	INDUSTRIAL	11.0	1.0	1.0	1	1.0
10	INDUSTRIAL	11.0	1.0	1.0	1	1.0
11	INDUSTRIAL	11.0	1.0	1.0	1	1.0
12	INDUSTRIAL	11.0	1.0	1.0	1	1.0
13	INDUSTRIAL	11.0	1.0	1.0	1	1.0
14	INDUSTRIAL	11.0	1.0	1.0	1	1.0
15	INDUSTRIAL	11.0	1.0	1.0	1	1.0
16	INDUSTRIAL	11.0	1.0	1.0	1	1.0
17	INDUSTRIAL	11.0	1.0	1.0	1	1.0
18	INDUSTRIAL	11.0	1.0	1.0	1	1.0
19	INDUSTRIAL	11.0	1.0	1.0	1	1.0
20	INDUSTRIAL	11.0	1.0	1.0	1	1.0
21	INDUSTRIAL	11.0	1.0	1.0	1	1.0
22	INDUSTRIAL	11.0	1.0	1.0	1	1.0
23	INDUSTRIAL	11.0	1.0	1.0	1	1.0
24	INDUSTRIAL	11.0	1.0	1.0	1	1.0
25	INDUSTRIAL	11.0	1.0	1.0	1	1.0
26	INDUSTRIAL	11.0	1.0	1.0	1	1.0
27	INDUSTRIAL	11.0	1.0	1.0	1	1.0
28	INDUSTRIAL	11.0	1.0	1.0	1	1.0
29	INDUSTRIAL	11.0	1.0	1.0	1	1.0
30	INDUSTRIAL	11.0	1.0	1.0	1	1.0
31	INDUSTRIAL	11.0	1.0	1.0	1	1.0
32	INDUSTRIAL	11.0	1.0	1.0	1	1.0
33	INDUSTRIAL	11.0	1.0	1.0	1	1.0
34	INDUSTRIAL	11.0	1.0	1.0	1	1.0
35	INDUSTRIAL	11.0	1.0	1.0	1	1.0
36	INDUSTRIAL	11.0	1.0	1.0	1	1.0
37	INDUSTRIAL	11.0	1.0	1.0	1	1.0
38	INDUSTRIAL	11.0	1.0	1.0	1	1.0
39	INDUSTRIAL	11.0	1.0	1.0	1	1.0
40	INDUSTRIAL	11.0	1.0	1.0	1	1.0
41	INDUSTRIAL	11.0	1.0	1.0	1	1.0
42	INDUSTRIAL	11.0	1.0	1.0	1	1.0
43	INDUSTRIAL	11.0	1.0	1.0	1	1.0
44	INDUSTRIAL	11.0	1.0	1.0	1	1.0
45	INDUSTRIAL	11.0	1.0	1.0	1	1.0
46	INDUSTRIAL	11.0	1.0	1.0	1	1.0
47	INDUSTRIAL	11.0	1.0	1.0	1	1.0
48	INDUSTRIAL	11.0	1.0	1.0	1	1.0
49	INDUSTRIAL	11.0	1.0	1.0	1	1.0
50	INDUSTRIAL	11.0	1.0	1.0	1	1.0
51	INDUSTRIAL	11.0	1.0	1.0	1	1.0
52	INDUSTRIAL	11.0	1.0	1.0	1	1.0
53	INDUSTRIAL	11.0	1.0	1.0	1	1.0
54	INDUSTRIAL	11.0	1.0	1.0	1	1.0
55	INDUSTRIAL	11.0	1.0	1.0	1	1.0
56	INDUSTRIAL	11.0	1.0	1.0	1	1.0
57	INDUSTRIAL	11.0	1.0	1.0	1	1.0

- NOTE:
1. ALL INTERNAL STREET WITHIN THE RESID. RESIDENTIAL UNITS AND LOCAL PVE "A" WITHIN THE SUBDIVISION SHALL BE CONFORMANT WITH THE LOCAL PVE TYPE "C" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
2. THE SUBDIVISION SHALL BE LOCATED WITHIN THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE COUNTY ASSESSOR RECORDING SYSTEM.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATERSHED SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY NEARBY METROPOLITAN WATER DISTRICT.
6. THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS NOTED IN THE UNIFIED DEVELOPMENT CODE.
7. THE SUBDIVISION IS NOT WITHIN THE FLOODPLAIN ON THE NORTH ANAHEIM CREEK OF 1984, FROM STATE PLANT COMMUNITIES ESTABLISHED FOR THE TEXAS SOUTHERN CREEK OF 1984.
8. A VARIANCE SHOP CLEARANCE CANCELLMENT WILL BE REQUIRED AS GENERAL UDS, U.S. 90, AND STATE HIGHWAY 161 DO NOT MEET SHOP CLEARANCE REQUIREMENTS AS SET FORTH IN TEXAS ADMIN. CODE, 2008 EDITION.
9. SETBACKS WILL BE NOTIFIED IN THE PUBLIC NOTICE OF-HEAR PVE AND ARTICLE 5, CHAPTER 10, SUBCHAPTER 10.01, OF THE TEXAS DEVELOPMENT CODE. A PLANNING STAFF SHALL BE FORMED (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SETBACKS ALONG THE FRONT OF THE LOT SHALL BE 10 FEET. THE MINIMUM WIDTH OF SETBACKS ALONG THE SIDE OF THE LOT AND REAR OF THE LOT SHALL BE 5 FEET. THE MINIMUM WIDTH OF SETBACKS ALONG THE FRONT OF THE LOT SHALL BE 10 FEET AND THE MINIMUM WIDTH OF SETBACKS ALONG THE SIDE OF THE LOT SHALL BE 5 FEET.
10. TEXAS NEIGHBOR-PARK-STATE-200 (20' WIDE) VARIANCE, PUEBLO ROAD (20' WIDE) HIGHWAY 161 (20' WIDE) VARIANCE, HURLOCK ROAD (4' WIDE) OFFSHOOT (20' WIDE) VARIANCE.
11. THE FLOODPLAIN MAPS ON THE MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SETBACKS PLANS ASSOCIATED WITH THE MASTER DEVELOPMENT PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 23-BIT OF THE TEXAS DEVELOPMENT CODE.

ACKNOWLEDGED BY:


<u>F&P-GUNSON ENGINEERS, INC.</u>	<u>RED BIRD RANCH LIMITED PARTNERS</u>
	<u>BY: POTRANCO MANAGEMENT, L.L.C.</u>
<u>CONTINENTAL HOMES OF TEXAS, L.P.</u>	<u>J. CHARLEN HOLLAND</u>
<u>BY: CITY OF TEXAS, INC.</u>	

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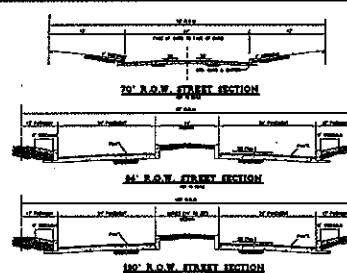
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PROPERTY OWNERSHIP

1 ACE INC AND ACE LTD
2
3 GUYANA, OWNER OF TRAIL TRAIL
4 KACHO GUYANESA PROPERTY
5 YAKO PROPERTY LTD
6 KING ALBION & KENDALL PROVISION
7
8 GUY. ASSOCI. S. W. & S. W. S. W.
9 STONE, # 1111 OF STONE C. STONE
10 STONE, # 1111 OF STONE C. STONE

- DEMAND SIZES:**
1. REFERENCE STORM WATER MANAGEMENT PLAN FOR 2.0-2.5 ACRES PERFORM RAIN GATED MAY 2022.
 2. PROPOSED DEVELOPMENTS WITHIN DESIGN AREAS A1-A6 (INDIVIDUAL WATERSHEDS) WILL BE IDENTIFIED (WASTE DETENTION OR STORAGE) DEVELOPMENT STORAGE/RETENTION/STORAGE/RETENTION PROGRAM THROUGH STORMWATER REGULATION.
 3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DEVELOPMENT IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATING PROCESS.
 4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
 5. DETENTION AREAS WILL BE DESIGNATED AT THE TIME OF PLATING FOR INDIVIDUAL WATERSHEDS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
- 
6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF

DEFINITION: FORD	
POLYMERASE CHAIN REACTION	
SEQUENCE	AREA
A1	4.54
A2	2.35
A3	1.83
A4	1.01
A5	2.35
A6	1.19



REDBIRD RANCH SUBDIVISION

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DEV. SERVICES
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**REDBIRD RANCH SUBDIVISION
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN**



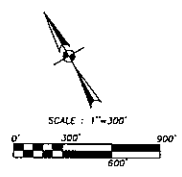
**PAPE-DAWSON
ENGINEERS**
1988-2005 • 15 YEARS OF EXCELLENCE

1



- LEGEND:**
- SCHOOL/DAYCARE SITES
 - OPS TRANSMISSION EASEMENT
 - ONSITE FLOOD PLAIN
 - AMENITY AREA
 - FLOOD PLAIN
 - 2' CONTOURS
 - 10' CONTOURS

SUMMARY OF UNIT DENSITY				LOT SIZE SUMMARY		
UNIT	AREA	UNITS	DENSITY	0.45' x 120'	0.55' x 120'	0.67' x 140' & 70' x 140'
1	75.75 AC	271	3.23 UNITS/ACRE	-	-	-
2	10.80 AC	266	2.22 UNITS/ACRE	-	171	266
3	63.20 AC	236	3.73 UNITS/ACRE	236	-	-
4	76.41 AC	330	4.32 UNITS/ACRE	330	-	-
5	36.35 AC	124	3.40 UNITS/ACRE	124	-	-
6	30.69 AC	425	4.08 UNITS/ACRE	415	-	-
7	81.40 AC	293	3.60 UNITS/ACRE	-	283	-
8	76.87 AC	227	2.95 UNITS/ACRE	-	-	127
9	39.40 AC	281	4.75 UNITS/ACRE	281	-	-
10	82.39 AC	233	2.84 UNITS/ACRE	233	-	-
11	26.13 AC	0	SCHOOL SITES	-	-	-
12	1.43 AC	0	BOOSTER STATION	-	-	-
TOTAL	800.00 AC	2,482	3.09 UNITS/ACRE	1,623	464	393



DEV. SERVICES
2005 JUL 11 A 10: 06

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ENGINEERS
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REDBIRD RANCH
800 ACRE PARCEL
PRELIMINARY STUDY

JOB NO. 2005-07

DATE JUNE 2005

DESIGNED BY

CHECKED BY

PROJECT C10

THIS DOCUMENT AND ANY PARTS HEREOF, INCLUDING BUT NOT LIMITED TO, THE DESIGN, CONCEPTS, AND INFORMATION CONTAINED HEREIN, ARE THE PROPERTY OF PAPE-DAWSON ENGINEERS, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAPE-DAWSON ENGINEERS, INC.



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: _____

Case Manager: Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number:
--	---

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development District
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)
<input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1) | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)

<input type="checkbox"/> Other: _____ |
|--|--|

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Redbird Ranch

Owner/Agent: Redbird Ranch Limited Partnership by Potranco Management, LLC, its General Partner c/o J. Charles Hollimon, Manager Phone: (210) 829-8822 Fax: (210) 477-2355
Address: 300 Austin Highway, Suite 200, San Antonio, Texas Zip code: 78209

Owner/Agent: J. Charles Hollimon Phone: (210) 829-8822 Fax: (210) 477-2355
Address: 300 Austin Highway, Suite 200, San Antonio, Texas Zip code: 78209

Owner/Agent: Continental Homes of Texas, LP, by CHTEX of Texas, Inc., its General Partner c/o Timothy D. Pruski, Assistant Secretary Phone: (210) 496-2668 Fax: (210) 495-3108
Address: 211 N. Loop 1604 E., Suite 130, San Antonio, Texas Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9020
Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: John Krauss, P.E. E-mail: jkrauss@pape-dawson.com

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description: A 2018.164 acre tract of land comprised of a 427.003 acre tract of land described in instrument recorded in Volume 11240, Pages 1426-1438, and the remaining portions of both a 1518.164 acre tract of land described in instrument recorded in Volume 6636, Pages 753-760, and a 500.00 acre tract of land described in instrument recorded in Volume 8377, Pages 1801-1807, located in Medina County and Bexar County, Texas, and also being out of the J. Delgado Survey No. 37 1/2, Abstract 1283, County Block 4374, the L. Braun Survey No. 34, Abstract 1277, County Block 4380, the Ed de Montel Survey No. 37 3/4, the John Fitzgerald Survey No. 33, Abstract 1290, County Block 4402, the C.C.S.D. & R.G.N.G.R. Survey No. 207, Abstract 887, County Block 4381, the R. Casasco Survey No. 101, Abstract 1195, County Block 4376, the J. Padilla Survey No. 300 1/5, Abstract 1087, County Block 4375 and the C. Castro Survey No. 300 1/2, Abstract 185, County Block 4379, the J. Padilla Survey No. 300 1/5, Abstract 1097, County Block 4375, the A.C. Erskine Survey No. 300 1/9, Abstract 1260, County Block 4372 1/2, the M. Hernandez Survey No. 300 1/7, Abstract 1052, County Block 4372, the Juan Talamantes Survey No. 300 1/5, Abstract 1030, County Block 4369, the S. Musquez Survey No. 300 1/6, Abstract 1084, County Block 4371 and the T. Quintera Survey No. 300, Abstract 978, County Block 4353, all tracts of land being recorded in the Official Public Records of Real Property, Bexar County, Texas.

Existing zoning: ETJ - N/A Proposed zoning: ETJ - N/A

Projected # of Phases: 25

Number of dwelling units (lots) by Phases: 1: 178, 2: 267, 3: 222, 4: 330, 5: 126, 6: 415, 7: 293, 8: 128, 9: 283, 10: 25, 11: 233, 12: 679, 13: 100, 14: 100, 15: 200, 16: 254, 17: 233, 18: 272, 19: 323, 20: 223, 21: 78, 22: 630, 23: 404, 24: 2, 25: 2

Total Number of lots: 6000 divided by acreage: 2018.164 = Density: 2.97

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: NISD Ferguson map grid: 576 A8; 610 A1, A2, A3, A4, B1, B2, B3, B4, B5, C2, C3, C4, C5, D3, D4, D5, D6

Is there a previous Master Development Plan (a.k.a. POADP) for this Site? No

Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

DEV. SERVICES
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City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (Section 35-B119)

DEV. SERVICES
2005 MAR 17 A 8:42



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Disability



APPROVED
3-24-05

Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Redbird Ranch **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9020

Contact Person Name: John Krauss **E-mail:** jkrauss@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

None

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____

Plat Name: Redbird Ranch

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210) 375-9000 **Fax #:** (210) 375-9020 **E-mail:** jkrauss@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☒ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☒ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A.
- ☒ Building Inspection - Trees
- ☒ Parks - Open space
- ☒ Fire Protection
- ☒ Bexar County Public Works
- ☒ Other: _____

☒ Accepted

☐ Rejected

Completeness Review By: Justin Finley Date: _____

2005 MAR 17 A 8:42
DEV. SERVICES



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 5/6/05

Subject: **Master Development Plan Redbird Ranch, A/P #1098085**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- ☐ Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area, this information should show On the Tree Stand Delineation Sheet
- ☐ Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer



CITY OF SAN ANTONIO

September 27, 2005
John Krauss, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey,
San Antonio, TX 78216

Re: Redbird Ranch Subdivision

MDP # 842

Dear Mr. Krauss:

The City Staff Development Review Committee has reviewed **Redbird Ranch Subdivision** Master Development Plan M.D.P. # 842. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **Historic Preservation:** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified within the above referenced property. Also, the property may contain other sites, some of

which may be significant. Additionally, the property contains historical architectural sites and a cemetery. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since May 15, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Redbird Ranch (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the north side of Potranco Road, west of Hwy 211 western Bexar County/Eastern Medina County. Proposed to consist of 2,471 single-family

residential, an elementary-school (1,000 students), a day-care (200 students) and a 400,000 sq ft shopping center, this development is estimated to generate 235,112 average daily trips, and 21,340 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Redbird Ranch, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic.
- All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Lane configuration of all intersections shall follow Table 10 as indicated in the Level 3 Traffic Impact Analysis.
- Intersections indicated by Table 10 will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT).
- All traffic shall be coordinated along the proposed street network.
- Internal Street Connections and Phasing based on partial Preliminary Study (received July 11, 2005):

Minimum Local B" one-block entrances off of 86' ROW roadway (Street A)

Unit-7	Minimum Local "B" entrance at Street A and extending to Unit-6
Unit-6	Local "B" around Amenity Center
Unit-6	Local "B" required for street at entrance of Street A and extending to
Unit-8	Requires secondary access to Street A
Unit-10	Requires secondary access to Street A

Entrances for Unit-6 will be required prior to construction of Unit-9

It should be understood that the submitted TIA concurrent with the proposed Redbird Ranch is a

conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Parks – Open Space: Redbird Ranch is a proposed subdivision of 1639 multi-family lots as well as 4332 single family lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling units for multi-family units and 1 acre per 70 single family dwelling units. As stated under the *Keyed Notes*:

- Multi-family projects located within units 12, 17, 19 and 23 **will provide** internal neighborhood parks to support **their own plan**.
- Residential subdivision within units 13, 14, 15, 16, 18, 20, 21 and 22 **will provide** internal neighborhood parks to support **their own plan**. Park dedications are as follows:
 - Unit 13 – 1.4 acres
 - Unit 14 – 1.4 acres
 - Unit 15 – 1.8 acres
 - Unit 16 – 2.9 acres
 - Unit 18 – 3.9 acres
 - Unit 20 – 3.2 acres
 - Unit 21 – 1.1 acres
 - Unit 22 – 9.0 acres
- Units 24 and 25 are both amenity centers
 - Unit 24 – 36.5
 - Unit 25 – 4.1

The amount of park/open space acreage required for the single-family units is 61.9 acres. With the acreage noted with the above-mentioned single-family units and the amenity centers in Units 24 & 25, a total of 65.3 acres. As stated that these will be provided, the 61.9 acre requirement is fulfilled. As for the multi-family units a total of 14.4 acres is required and as stated in the Keyed Notes will be provided. Optional credits to be gained via the amenity centers still need to be provided.

- This project will be subject to the Streetscape standards and 2003 **Tree Preservation** ordinance.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- **The Bexar County Infrastructure Service Department** has reviewed the Master Development Plan for the Redbird Ranch Subdivision located north of Potranco west of SH 211.

Consisting of 2,015 acres of mixed use development is estimated to generate 188,344 average daily trips. A secondary arterial type A is planned to extend along the western boundary of this development using existing County Road 381 (Arterial G) and veering east through the northern portion to intersect SH 211.

Based on the Redbird Ranch Level 3 Traffic impact analysis, improvements will be required by the developer for the following roadways:

- Potranco Road (FM 1957) will be 120 ft. ROW mid-block with 150 ft. ROW approaching County Road 381 to accommodate additional lanes.
- As an interim, all intersections will be upgraded with exclusive right-turn and left-turn lanes on Potranco Road (FM 1957) as per TxDOT standards.
- County Road 381 (Arterial G) is recommended to be upgraded with exclusive right-turn and left-turn lanes at all proposed intersections.
- SH 211 is recommended to be extended north of Potranco as a two-lane roadway with exclusive right-turn and left-turn lanes at all proposed intersections.
- All internal roadways shall follow recommendations set forth by Table 10 of the Redbird Ranch Level 3 TIA.
- Traffic signals and all-way stops recommended in the TIA shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT, Medina County and / or Bexar County.


It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at the time of platting.

Mr. Krauss
September 27, 2005
Page 6

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,


Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, September 01, 2005 2:24 PM
To: 'jkrauss@pape-dawson.com'
Cc: Robert Lombrano
Subject: Redbird Ranch MDP (Approved)

John,

Master Development: Approved

With the conditions a "Note shall be place on the plans": Prior to any Plat and or recordation, a Supplemental / 35-B101(c) F (18)/ will be submitted for review for approval to compliance of the UDC.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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09/01/2005

Bill Chapman @PD

From: John Krauss @PD [jkrauss@pape-dawson.com]
Sent: Monday, April 04, 2005 3:02 PM
To: Bill Chapman (E-mail)
Subject: FW: Redbird Ranch Sub. MDP

DEV. SERVICES
2005 MAY 24 P 1:23

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Monday, April 04, 2005 2:28 PM
To: jkrauss@pape-dawson.com
Cc: Michael Herrera; Robert Lombrano
Subject: Redbird Ranch Sub. MDP

John,

Major Thoughtfare Plan: Disapproved 4/4/2005
Show the center line of the proposed Hwy 211 and the show dimensions to the property corners.
On exist. Potranco Rd. show roadway widths dimensions at the property cornres and from the center line.

Master Development Plan: Disapproved 4/4/2005
Show all Local Streets with Single Line Representation.
35-B101 (c) F (18) The schematic location of all existing and Proposed Streets, as well as Proposed access points. The schematic location of ALL existing and Proposed Streets, as well as proposed access points. For Master Development Plans (MDPs) greater than 100 acres and more than one street is necessary to accommodate the entire site, Single Line Representation of ALL streets not listed in subsection (9) shall be allowed or the Engineer can choose to submit a supplemental for the development showing all streets in double line representation. Additional supplemental plans shall be submitted as additional segments of the original Master Plan are developed.

Label Stevens Ranch and make sure all roadways line up.
35-B101(c) H (2) Names of adjacent property owners or subdivision name when adjacent property is a platted subdivision from the latest certified assessment rolls.
Label the prop. center line on S.H.211

Require Projecting Streets to the North on Unit - 22, 23, and to the west on unit-22.
35-506(e) (2) Projecting Streets

Local "B" streets maybe required around all parks and amenities as required be TIA.
(Label) Project Limits.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

MDP/MTF

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, June 08, 2005 10:59 AM
To: 'jkrauss@pape-dawson.com'
Cc: Robert Lombrano
Subject: Redbird Ranch MDP

John,
Major Thoroughfare: Approved

Master Development: Disapproved
Unit 22, rdwy's are required to be collectors being that it contains 630 units.
Require projection of streets from unit 22 towards Wuzbach Rd. 35-506(e)(2)
Road in unit 20 is to be a collector.
Unit 7, Unit 11 and Unit 23 requires secondary access. 35-506(e)(7)
Connect Unit 22 with Unit 23, Unit 19 with Unit 20, Unit 16 with Unit 17.
Connect Unit 11 with Unit 14, and Unit 14 with Unit 15.
Connect Unit 3 with Unit 4, Unit 9 with Unit 17.

Red lines will be in the engineers box.

Thank you

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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[Click here](#) to get the ad-free version.

6/8/2005

Robert Lombrano

MDP / MTF

From: Robert Lombrano
Sent: Monday, April 04, 2005 2:28 PM
To: 'jkrauss@pape-dawson.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Redbird Ranch Sub. MDP

John,

Major Thoughtfare Plan: Disapproved 4/4/2005

Show the center line of the proposed Hwy 211 and the show dimensions to the property corners.

On exist. Potranco Rd. show roadway widths dimensions at the property corners and from the center line.

Master Development Plan: Disapproved 4/4/2005

Show all Local Streets with Single Line Representation.

35-B101 (c) F (18) The schematic location of all existing and Proposed Streets, as well as Proposed access points. The schematic location of ALL existing and Proposed Streets, as well as proposed access points.

For Master Development Plans (MDPs) greater than 100 acres and more than one street is necessary to accommodate the entire site, Single Line Representation of ALL streets not listed in subsection (9) shall be allowed or the Engineer can choose to submit a supplemental for the development showing all streets in double line representation. Additional supplemental plans shall be submitted as additional segments of the original Master Plan are developed.

Label Stevens Ranch and make sure all roadways line up.

35-B101(c) H (2) Names of adjacent property owners or subdivision name when adjacent property is a platted subdivision from the latest certified assessment rolls.

Label the prop. center line on S.H.211

Require Projecting Streets to the North on Unit - 22, 23, and to the west on unit-22.

35-506(e) (2) Projecting Streets

Local "B" streets maybe required around all parks and amenities as required be TIA.

(Label) Project Limits.

Thank you

**Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov**

Robert Lombrano

HISTORIC

From: Kay Hinde
Sent: Tuesday, May 17, 2005 5:13 PM
To: Michael Herrera
Cc: Robert Lombrano; 'jkrauss@pape-dawson.com'
Subject: Redbird Ranch MDP

Dear Mike:

APPROVED w/ CONDITIONS

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinde



Redbird Ranch MDP
May 17 2005....

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera
From: Kay Hindes, Planner II/Archaeologist, Planning Department
Copy: Historic Preservation Office Files
Subject: Redbird Ranch MDP
Date: 5-17-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Additionally, the property contains historical architectural sites and a cemetery. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since May 15, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Storm Water

Robert Lombrano

From: Lyndon Duano
Sent: Tuesday, May 31, 2005 9:07 AM
To: 'jkrauss@pape-dawson.com'; Michael Herrera
Cc: Robert Lombrano; Ernest Brown; Sam Dent
Subject: Redbird Ranch MDP

John,

DISAPPROVED

All I need is for the Master Development Plan to be sign by the owner and engineer before I can approve the above project.

Ernest or Robert,

The above project is not approved until I received the MDP sign by the owner and engineer.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Robert Lombrano

Storm WATER

From: Lyndon Duano
Sent: Monday, August 29, 2005 8:21 AM
To: Robert Lombrano; Ernest Brown
Cc: Michael Herrera; Robert Browning; Sam Dent
Subject: Redbird Ranch MDP

Robert or Ernest,

I have reviewed the above project and approved the submittal.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Robert Lombrano

Storm Water

From: Lyndon Duano
Sent: Monday, April 11, 2005 3:21 PM
To: Michael Herrera; 'jkrauss@pape-dawson.com'
Cc: Sam Dent; Robert Lombrano; Ernest Brown
Subject: Redbird Ranch MDP

I have attached the comments for the above project and is not approved at this time.



RedbirdRanch.PDF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Lyndon Duano

COPIES TO: Samuel Dent, P.E., Pape- Dawson-John Krauss, P.E.)

SUBJECT: Redbird Ranch, MDP

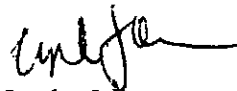
Medio and Potranca Creek Watershed

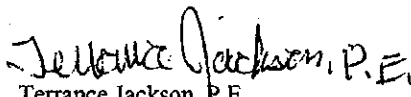
April 12, 2005

Storm Water Engineering has reviewed the Redbird Ranch, MDP submittals received March 30, 2005 and have the following comments:

1. The drainage area going to Medio Creek is a mandatory detention area. At the minimum provide the following as per UDC Appendix B.
 - a. Discharge calculations and hydraulic calculations specifying methodology, assumptions, and values of design parameters.
 - b. Preliminary detention basin calculations showing volume required.
 - c. An adequately sized location on the Master Development Plan.
2. Provide on-site hydrology for the 5, 25 and 100-year for existing and ultimate condition.
3. The proposed MDP is adjacent to the floodplain. If no hydraulics study is being done within the proposed development, need to provide floodplain note, and signature of the Owner and Engineer at the MDP Plan as per City of San Antonio UDC Appendix B.
4. Provide digital copy of the hydrology and hydraulic run for detention pond calculation.

Should you have any question please call me at 207-8052.


Lyndon J. Duano
Engineering Associate


Terrance Jackson, P.E.
Storm Water Engineer

Robert Lombrano

Stormwater

To: jkrauss@pape-dawson.com
Cc: Robert Lombrano
Subject: FW: Redbird Ranch MDP

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Lyndon Duano
Sent: Tuesday, July 19, 2005 1:52 PM
To: Robert Lombrano
Subject: Redbird Ranch MDP

I have received a resubmittal for the above project. They have not addressed my last comments still needs signature of the engineer and owner on the floodplain note. This is not approved at this time.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Robert Lombrano

From: Robert Lombrano
Sent: Tuesday, July 19, 2005 1:59 PM
To: 'jkrauss@pape-dawson.com'
Cc: Robert Lombrano
Subject: FW: Redbird Ranch MDP

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Lyndon Duano
Sent: Tuesday, July 19, 2005 1:52 PM
To: Robert Lombrano
Subject: Redbird Ranch MDP

I have received a resubmittal for the above project. They have not addressed my last comments still needs signature of the engineer and owner on the floodplain note. This is not approved at this time.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Robert Lombrano

STREET/DRAINAGE

From: Sam Dent

Sent: Sunday, June 05, 2005 2:01 PM

To: jkrauss@pape-dawson.com

Cc: Robert Lombrano

Subject: MDP Review Comments - Redbird Ranch Subdivision

See attached.

APPROVED

Sam Dent, P.E.
Chief Engineer
DSD - Engineering

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: John Krauss
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: June 5, 2005

SUBJECT: MDP Review Comments
Redbird Ranch Subdivision

1. Based upon the information provided, the above referenced MDP is approved with the following conditions:
 - a. In the 70-foot R.O.W. Street Section, change the sidewalk width to six feet from back of curb.
 - b. Modify note 9 to reflect that planting strips are not allowed in the Bexar County area.
 - c. Change note 8 to state that "all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5)".
 2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.
-

TIA

Robert Lombrano

From: Richard Chamberlin
Sent: Friday, September 16, 2005 1:52 PM
To: 'jkrauss@pape-dawson.com'; Robert Lombrano
Cc: Michael Herrera; Sang Todd (E-mail)
Subject: Redbird Ranch MDP *****APPROVAL***** TIA

Please find the attached approval from the TIA Division for the above referenced MDP.



2005TIA0727
edbird Ranch MDP .

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<<http://www.sanantonio.gov/dsd/survey.asp>>

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin (Sr. Engineer) Development Services TIA Division
COPIES TO: File
SUBJECT: Redbird Ranch, MDP, Level 3 TIA, 2005TIA0727
DATE: September 16, 2005

The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Redbird Ranch (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the north side of Potranco Road, west of Hwy 211 western Bexar County/Eastern Medina County. Proposed to consist of 2,471 single-family residential, an elementary-school (1,000 students), a day-care (200 students) and a 400,000 sq ft shopping center, this development is estimated to generate 235,112 average daily trips, and 21,340 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Redbird Ranch, at no cost to the City of San Antonio:

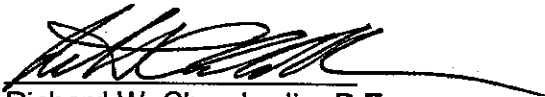
- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Lane configuration of all intersections shall follow Table 10 as indicated in the Level 3 Traffic Impact Analysis. Intersections indicated by Table 10 will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT). All traffic shall be coordinated along the proposed street network.

Internal Street Connections and Phasing based on partial Preliminary Study (received July 11, 2005):

- Minimum Local "B" one-block entrances off of 86' ROW roadway (Street A)
- Unit-7 Minimum Local "B" entrance at Street A and extending to Unit-6
- Unit-6 Local "B" around Amenity Center
- Unit-6 Local "B" required for street at entrance of Street A and extending to Unit-9
- Unit-8 Requires secondary access to Street A
- Unit-10 Requires secondary access to Street A
- Entrances for Unit-6 will be required prior to construction of Unit-9

It should be understood that the submitted TIA concurrent with the proposed Redbird Ranch is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:



Richard W. Chamberlin, P.E.
Sr. Engineer
ID 2005TIA0727

T I A

Robert Lombrano

From: Richard De La Cruz
Sent: Friday, April 15, 2005 7:12 AM
To: 'sweaver@pape-dawson.com'; Robert Lombrano; Ernest Brown; Marc Courchesne
Subject: Redbird MDP **Disapproval**

Shauna - The redlines are in the "Engineer Pick-Up".

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Monday, June 13, 2005 2:40 PM
To: Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'jkrauss@pape-dawson.com'
Subject: Redbird Ranch, MDP **DISAPPROVAL**

TIA recommends the disapproval of Redbird Ranch, MDP. Redlines are in the engineer pick up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Zoning

Robert Lombrano

From: Christopher Looney
Sent: Wednesday, April 20, 2005 1:45 PM
To: 'jkrauss@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Redbird Ranch MDP

Redbird Ranch MDP

Outside the City Limits

Zoning: Approved

*Christopher Looney
Senior Planner
City of San Antonio, Development Services*

TREE'S

Robert Lombrano

From: Mark C. Bird

Sent: Tuesday, September 06, 2005 12:45 PM

To: 'bchapman@pape-dawson.com'

Cc: Robert Lombrano

Subject: Redbird Ranch MDP Tree Approval



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 9/6/05

Subject: Master Development Plan, Redbird Ranch, A/P #1098085

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

A TREE PRESERVATION PLAN IS APPROVED FOR THIS MDP.

A HERITAGE TREE SURVEY IS REQUIRED AT TIME OF INDIVIDUAL UNIT PLAT SUBMITTAL.

PLEASE INCLUDE A COPY OF THE APPROVED TREE STAND DELINEATION - TREE PRESERVATION PLAN WITH SUBSEQUENT TREE PERMIT SUBMITTALS.

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird

Robert Lombrano

TREES

From: Mark C. Bird
Sent: Friday, May 06, 2005 10:32 AM
To: 'jkrauss@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera; Debbie Reid
Subject: Redbird Ranch MDP, tree disaprvl

John,
Please show the total square footage of the project and total square footage of tree canopy cover on the Tree Stand Delineation Plan sheet.

Please do not hesitate to contact me if you have any questions.

Mark

Mark C Bird
Special Projects Officer
Development Services Department
City of San Antonio
(210) 207-0278
mbird@sanantonio.gov



Redbird Ranch MDP
disaprvl tre...

Parks

Robert Lombrano

From: Ismael Segovia
Sent: Tuesday, September 27, 2005 10:55 AM
To: 'jkrauss@pape-dawson.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Redbird Ranch MDP

This is the approval memo for Redbird Ranch. This supercedes the prior disapproval memo sent earlier. The memo details what is going to take place during the project. Thank you.



APPROVED

MDP Redbird Ranch
Memo.doc

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Redbird Ranch Master Development Plan

DATE: September 27, 2005

I recommend approval of the Redbird Ranch Master Development Plan.

Redbird Ranch is a proposed subdivision of 1639 multi-family lots as well as 4332 single family lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling units for multi-family units and 1 acre per 70 single family dwelling units. As stated under the *Keyed Notes*:

- Multi-family projects located within units 12, 17, 19 and 23 **will provide** internal neighborhood parks to support **their own plan**.
- Residential subdivision within units 13, 14, 15, 16, 18, 20, 21 and 22 **will provide** internal neighborhood parks to support **their own plan**. Park dedications are as follows:
 - Unit 13 – 1.4 acres
 - Unit 14 – 1.4 acres
 - Unit 15 – 1.8 acres
 - Unit 16 – 2.9 acres
 - Unit 18 – 3.9 acres
 - Unit 20 – 3.2 acres
 - Unit 21 – 1.1 acres
 - Unit 22 – 9.0 acres
- Units 24 and 25 are both amenity centers
 - Unit 24 – 36.5
 - Unit 25 – 4.1

The amount of park/open space acreage required for the single-family units is 61.9 acres. With the acreage noted with the above-mentioned single-family units and the amenity centers in Units 24 & 25, a total of 65.3 acres. As stated that these will be provided, the 61.9 acre requirement is fulfilled. As for the multi-family units a total of 14.4 acres is required and as stated in the Keyed Notes will be provided. Optional credits to be gained via the amenity centers still need to be provided.

Ismael B. Segovia
Planner II
Parks and Recreation Department

Robert Lombrano

PARK 3

From: Ismael Segovia
Sent: Tuesday, September 20, 2005 4:25 PM
To: 'jkrauss@pape-dawson.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Redbird Ranch MDP

There are still 35.7 acres of open space not met as required under UDC section 35-503. Also, a detailed letter explaining which amenities are going to be used for park credit also needs to be submitted. If you have any questions please feel free to contact me. Thank you.



MDP Redbird Ranch
Memo.doc

DISAPPROVED

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Redbird Ranch

DATE: September 20, 2005

I do not recommend approval of the Redbird Ranch Master Development Plan.

Redbird Ranch is a proposed subdivision of 1639 multi-family lots as well as 4332 single family lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling units for multi-family units and 1 acre per 70 single family dwelling units. The required acreage for this development is 87.7 acres. Redbird Ranch does provide two amenity centers which are 36.5 and 4.1 respectfully, but even with these amenity centers there is still approximately 35.7 acres required to be met. Additionally, to receive credit for park amenities a letter detailing said amenities must be submitted.

Ismael B. Segovia
Planner II
Parks and Recreation Department

Robert Lombrano

PARKS

From: Chris Yanez
Sent: Monday, June 06, 2005 3:30 PM
To: 'jkrauss@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera
Subject: Redbird Ranch MDP

DISAPPROVED

Please feel free to contact me or Ismael Segovia if you have any questions.

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone: 210-207-4091
Fax: 210-207-2720

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Redbird Ranch

DATE: June 6, 2005

I do not recommend approval of the Redbird Ranch Master Development Plan.

Redbird Ranch is a proposed subdivision of 1639 multi-family lots as well as 4332 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling units for multi-family units and 1 acre per 70 residential dwelling units. The required acreage for this development is 87.7 acres. Redbird Ranch does provide two amenity centers which are 4.95 and 4.08 respectfully, but even with these amenity centers there is still approximately 78.67 acres required to be met. Additionally, to receive credit for park amenities a letter detailing said amenities must be submitted along with a Provision and Maintenance Plan for all areas designated Parks or Open Space.

Ismael B. Segovia
Planner II
Parks and Recreation Department

Robert Lombrano

BEXAR COUNTY

From: tsang@bexar.org
Sent: Friday, July 15, 2005 11:01 AM
To: Robert Lombrano
Subject: FW: Redbird Ranch Approval

Sorry
I sent this to Ernest by mistake

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

-----Original Message-----

From: Sang, Todd
Sent: Thursday, June 30, 2005 10:29 AM
To: Ernest Brown; 'jkrauss@pape-dawson.com'
Cc: Michael Herrera
Subject: Redbird Ranch Approval

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

07/15/2005



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: June 30, 2005
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Redbird Ranch Master Development Plan

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Redbird Ranch Subdivision located north of Potranco west of SH 211.

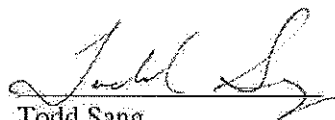
Consisting of 2,015 acres of mixed use development is estimated to generate 188,344 average daily trips. A secondary arterial type A is planned to extend along the western boundary of this development using existing County Road 381 (Arterial G) and veering east through the northern portion to intersect SH 211.

Based on the Redbird Ranch Level 3 traffic impact analysis, improvements will be required by the developer for the following roadways:

- Potranco Road (FM 1957) will be 120 ft ROW mid-block with 150 ft ROW approaching County Road 381 to accommodate additional lanes.
- As an interim, all intersections will be upgraded with exclusive right-turn and left-turn lanes on Potranco Road (FM 1957) as per TxDOT standards.
- County Road 381 (Arterial G) is recommended to be upgraded with exclusive right-turn and left-turn lanes at all proposed intersections.
- SH 211 is recommended to be extended north of Potranco as a two-lane roadway with exclusive right-turn and left-turn lanes at all proposed intersections.
- All internal roadways shall follow recommendations set forth by Table 10 of the Redbird Ranch Level 3 TIA.

- Traffic signals and all-way stops recommended in the TIA shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT, Medina County and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.



Todd Sang
Civil Engineer Assistant

SEE ROBERT L.

FOR SUPPLEMENTAL

FOR PHASES 1-10

DATE: 5/19/05

SIGN IN MASTER DEVELOPMENT PLAN MEETING

REDBIRD RANCH

	NAME	ADDRESS/PHONE NO.
1.	Michael A. Herrmann	207-7038
2.	Bill CHAPMAN	375-9000
3.	ERNEST BROWN	207-7207
4.	Richard L. De la Cruz	207-0265
5.		
6.		
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TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To: City of San Antonio Development Services Dept.

Date: 07/09/05

Attn: Robert Lombrano

1901 S. Alamo

San Antonio, TX 78204

Re: Redbird Ranch Subdivision

Master Development Plan and 800 Acre Parcel
Preliminary Study

QUANTITY	DESCRIPTION
15 copies	Master Development Plan
1 ea	8½"x11" Reduction of MDP
15 copies	800 Acre Parcel – Preliminary Study
1 ea	8½"x11" Reduction of Preliminary Study

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

Redlines were lost and not submitted at this time.

From: Miguel V. Gongora, Jr.

Project No.: 5961-02

cc: File

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

DEV SERVICES
2005 JUL 11 A 10:05

D.R. Horton, Inc.

Vendor: 769Q City of San Antonio

Date: 3/09/05

Check #: 000058532

C3

P.O. No.	Invoice Number	Sub Div	Acct 1400	Job Number RED1	Cost Code 9985	Address Redbird	Lot/Block /	Gross 765.00	Adjust .00	Net Amount 765.00
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*PARKS Dept.**REVIEW Fee*

2005 MAR 17 A 8:46

NY SERVICES

765.00

.00

765.00

D.R. HORTONDRI
NYSE*America's Builder*

THIS CHECK IS PRINTED IN RED AND BLUE INK ON THE FACE ON CHEMICAL AND BLEACH REACTIVE PAPER WITH INVISIBLE FLUORESCENT FIBERS AND LINEMARK ON BACK

D.R. Horton, Inc.
Area C3211 N Loop 1604 E Ste 130
San Antonio, Texas 78232Bank of America N.A.
San Francisco, CA

06-10/00052

Pay *****765DOLLARS AND 00 CENTS

DATE

3/09/05

CHECK NO.

000058532

AMOUNT

\$765.00

To
The
Order
Of

City of San Antonio
LAND DEVELOPMENT
San Antonio, TX

769Q M
San

D.R. Horton

⑈00058532⑈

⑆121000358⑆

1233515002⑈

D.R. Horton, Inc.

Vendor: 7690 City of San Antonio

Date: 3/11/05

Check #: 000059047

C3

P.O. No.	Invoice Number	Sub Div	Acct 1400	Job Number RED1	Cost Code 9985	Address Redbird	Lot/Block /	Gross 75.00	Adjust .00	Net Amount 75.00
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TREE Preservation
Ordinance
MDP Review
Fee

2005 MAR 17 A 8:46
NY SERVICES

75.00

.00

75.00

D.R. HORTON**NYSE***America's Builder*

THIS CHECK IS PRINTED IN RED AND BLUE INK ON THE FACE ON CHEMICAL AND BLEACH REACTIVE PAPER WITH INVISIBLE FLUORESCENT FIBERS AND LINEMARK ON BACK

D.R. Horton, Inc.
Area C3211 N Loop 1604 E Ste 130
San Antonio, Texas 78232Bank of America N.A.
San Francisco, CA

06-10/00052

Pay *****75DOLLARS AND 00 CENTS

DATE 3/11/05 CHECK NO. 000059047

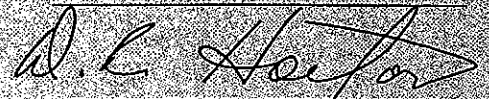
AMOUNT

\$75.00

To
The
Order
Of

City of San Antonio
LAND DEVELOPMENT
San Antonio, TX

7690 M
San



⑈00059047⑈

⑆121000358⑆

1233515002⑈

D.R. Horton, Inc.

Vendor: 769Q City of San Antonio

Date: 3/09/05

Check #: 000058533

C3

P.O. No.	Invoice Number	Sub Div	Acct 1400	Job Number RED1	Cost Code 9985	Address Redbird	Lot/Block /	Gross 500.00	Adjust .00	Net Amount 500.00
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NEW SERVICES
2005 MAR 17 A 8:46

MDP

Plan Review
fee

500.00

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500.00

D.R. HORTONDRI
NYSE*America's Builder*

THIS CHECK IS PRINTED IN RED AND BLUE INK ON THE FACE ON CHEMICAL AND BLEACH REACTIVE PAPER WITH INVISIBLE FLUORESCENT FIBERS AND LINEMARK ON BACK

D.R. Horton, Inc.**Area C3**

211 N Loop 1604 E Ste 130

San Antonio, Texas 78232

Bank of America N.A.
San Francisco, CA

06-10/00052

Pay *****500DOLLARS AND 00 CENTS

DATE

3/09/05

CHECK NO.

000058533

AMOUNT

\$500.00

To
The
Order
Of

City of San Antonio
LAND DEVELOPMENT
San Antonio, TX

769Q M
San

D.R. Horton


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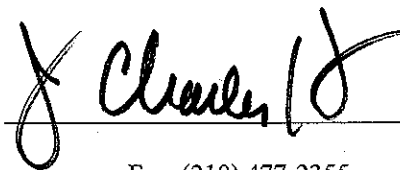
Owner or Authorized Representative:

I certify that the Redbird Ranch Master Development Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: J. Charles Hollimon, Manager Signature: 
Redbird Ranch Limited Partnership
by Potranco Management, LLC, its General Partner

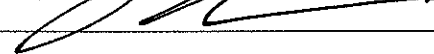
Date: Mar 10, 2005 Phone: (210) 829-8822 Fax: (210) 477-2355

E-mail: chollimon@hollimonoil.com

Print Name: J. Charles Hollimon Signature: 

Date: Mar 10, 2005 Phone: (210) 829-8822 Fax: (210) 477-2355

E-mail: chollimon@hollimonoil.com

Print Name: Timothy D. Pruski, Assistant Secretary Signature: 
Continental Homes of Texas, LP
by CHTEX of Texas, Inc., its General Partner

Date: 3/10/05 Phone: (210) 496-2668 Fax: (210) 495-3108

E-mail: tpruski@drhorton.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

TEVA SERVICES
2005 MAR 17 A 8:42

D.R. Horton, Inc.

Vendor: 769Q City of San Antonio

Date: 3/11/05

Check #: 000059048

C3

P.O. No.	Invoice Number	Sub Div	Acct 1400	Job Number RED1	Cost Code 9985	Address Redbird	Lot/Block /	Gross 1,000.00	Adjust .00	Net Amount 1,000.00
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TIA (Lael)
3
Review
Fee

2005 MAR 17 A 8:46
NEW SERVICES

1,000.00

.00

1,000.00

D.R. HORTON**DHI**
NYSE*America's Builder*

THIS CHECK IS PRINTED IN RED AND BLUE INK ON THE FACE ON CHEMICAL AND BLEACH REACTIVE PAPER WITH INVISIBLE FLUORESCENT FIBERS AND LINEMARK ON BACK

D.R. Horton, Inc.**Area C3**

211 N Loop 1604 E Ste 130

San Antonio, Texas 78232

Bank of America N.A.

San Francisco, CA

06-10/00052

Pay *****1,000DOLLARS AND 00 CENTS

DATE

3/11/05

CHECK NO.

000059048

AMOUNT

\$1,000.00

To
The
Order
OfCity of San Antonio
LAND DEVELOPMENT
San Antonio, TX769Q M
San

⑈00059048⑈

⑆121000358⑆

1233515002⑈

D.R. Horton, Inc.

Vendor: 7690 City of San Antonio

Date: 3/09/05

Check #: 000058533

C3

<u>P.O.</u> <u>No.</u>	<u>Invoice</u> <u>Number</u>	<u>Sub</u> <u>Div</u>	<u>Acct</u> <u>Number</u>	<u>Job</u> <u>Code</u>	<u>Cost</u> <u>Code</u>	<u>Address</u>	<u>Lot/Block</u>	<u>Gross</u>	<u>Adjust</u>	<u>Net</u> <u>Amount</u>
	RED1MDP	CZ9	1400	RED1	9985	Redbird	/	500.00	.00	500.00

MDP
Plan Review
Fee

500.00

.00

500.00

D. R. HORTON*Approved**3/9/05*

REQUEST FOR INFORMATION

Date: 11/29/05

Name: Meagan Gillette

Address: _____

Contact #: _____

Has requested the records described below.

This department hereby releases information as requested by private citizen; agency; organization; city department; developer; engineering company; and/or non-profit organization with the understanding that a time or deadline will be needed to get the appropriate information.

State what records or documents are requested, what information is contained in the requested documents or records, and the department will also inform the individual or company if a cost is involved in preparing or acquiring such records or request. The department will respond within 5 days to your request.

MDP # 842

reproduction fee.

Development Services Department

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3340435

AMT ENCLOSED _____

AMOUNT DUE 8.62
INVOICE DATE 12/1/2005
DUE DATE 12/01/2005

50-05-5574
SCOTT H. GILLETTE
7118 PANOLA ST.
NEW ORLEANS, LA 70118

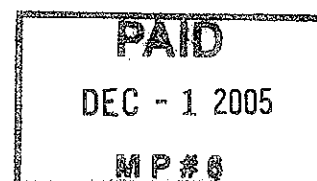
PHONE: (000) 000-0000

MDP#842

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/1/2005	3340435	50-05-5574	12/01/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	072561-001	REPRODUCTION FEES-DEVELOPMENT SER	8.00
2	006239-001	STATE SALES TAX ACCOUNT	0.62



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	12/01/2005		CK#1131	MDP COPY
END	12/01/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	8.62	0.00	8.62

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE